Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John S. Ferraro, et ux 909 Sun Valley Drive Madison, TN 37115	Same as New Owner	Map 33-11 Parcel 64 Field Book NO. 11D 32025

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DALE CHURCH OF THE NAZARENE formerly DALE'S CHAPEL CHURCH OF THE NAZARENE, by and through its Trustees, Oliver H. Dale, Richard A. Davidson, Kenneth Wiser and Nelson Ridley, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said JOHN S. FERRARO and wife, STELLA M. FERRARO, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 255 on the Plan of Primrose Acres Subdivision, Section III, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 255 fronts 135.0 feet on the north side of Sun Valley Drive and extends back 217.0 feet on the east side and 277.1 feet on the west side, to a broken line in the rear, measuring 180.5 feet thereon.

BEING the same property conveyed to The Trustees, Dale's Chapel Church of the Nazarene by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 4231, page 560, Register's Office, Davidson County, Tennessee.

DALE CHURCH OF THE NAZARENE is the successor in interest to DALE'S CHAPEL CHURCH OF THE NAZARENE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And DALE CHURCH OF THE NAZARENE, the GRANTOR, does covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

(1) 1987 taxes which are due and payable and which shall be paid in full by the GRANTEES;

(2) 1988 taxes which are a lien but not yet due and payable and which shall be paid in full by the GRANTEES;

(3) Restrictive Covenants contained in an instrument of record in Book 3029, page 246, Register's Office for Davidson County, Tennessee;

(4) The Plan of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee, which shows a 90-foot minimum building setback line from Sun Valley Drive and a 10-foot easement for public utilities along the rear line of the said lot.

And DALE CHURCH OF THE NAZARENE, the GRANTOR, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 21st day of October, 1988.

DALE CHURCH OF THE NAZARENE

BY: Oliver H. Dale Trustee
OLIVER H. DALE, Trustee

BY: Richard A. Davidson Trustee
RICHARD A. DAVIDSON, Trustee

BY: Kenneth Wiser Trustee
KENNETH WISER, Trustee

BY: Nelson Ridley Trustee
NELSON RIDLEY, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared ~~before me~~, the undersigned, a Notary Public in and for said County and State, OLIVER H. DALE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of October, 1988.

NOTARY PUBLIC

My Commission Expires: 1/4/92

DEBORAH K. HALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD A. DAVIDSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of October, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH WISER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of October, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELSON RIDLEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of October, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Affiant

Sworn to and subscribed before me, this the 21st day of October, 1988.

NOTARY PUBLIC

My Commission Expires: 12-31-89

8 1 1 4 7

IDENTIFICATION REFERENCE

OCT 31 2 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

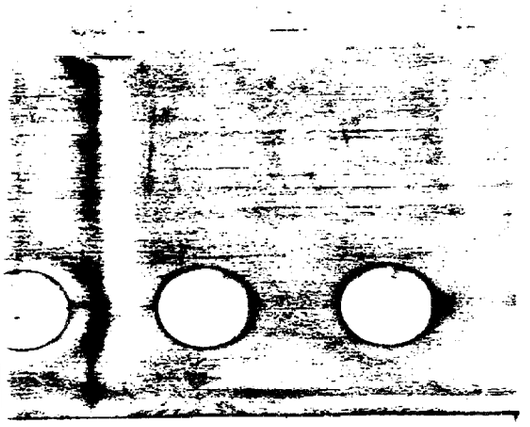
OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7691 PAGE 52

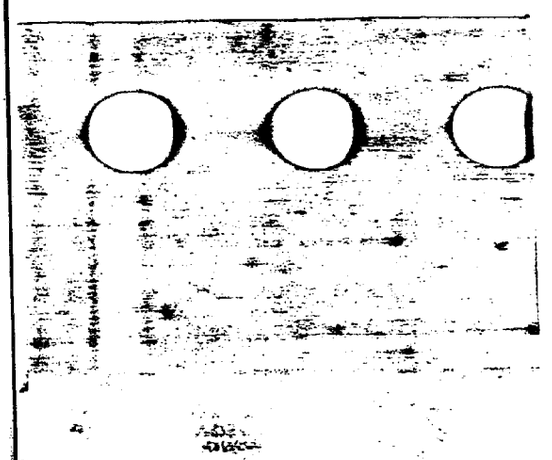


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 48000.00
CON TX 159.40
PRFEE 0.50
WDEED 9.00
TOTAL 167.90
CHECK 167.90

8. 1 1 4 7.

IDENTIFICATION REFERENCE

Oct 31 2 09 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

10/31/88 01 14:10 0001 2654

No. 149375